

CITY OF FARMERSVILLE

PLANNING DEPARTMENT

June 6, 2013

Housing Policy Department
Received on:

JUN 10 2013

State of California,
Department of Housing and Community Development,
Division of Housing Policy Development
1800 Third Street
Sacramento, CA 95811-6942
ATTN: Glen Campora, Assistant Deputy Director, Housing Policy Development

RE: City of Farmersville – Annual Housing Element Report for 2012

Dear Mr. Campora:

Enclosed, please find the City of Farmersville's Annual Housing Element Progress Report for the year 2012. If you have any questions or need additional information, feel free to contact me.

Sincerely,



Karl Schoettler
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(CCR Title 25 §6202)

City of Farmersville

1/1/12 - 12/31/12

Table A

Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development See Instructions	Deed Restricted Units See Instructions	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
			0	0	0	0	0	0			
(9) Total of Moderate and Above Moderate from Table A3											
5											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Farmersville
Reporting Period 1/1/12 - 12/31/12

Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with (7) of Government Code Section 65583.1	subsection (c)
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS		
(1) Rehabilitation Activity	1	2	4	7		
(2) Preservation of Units At-Risk	0	0	0	0	No at-risk units	
(3) Acquisition of Units	0	0	0	0		
(5) Total Units by Income	1	2	4	7		

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

No. of Units Permitted for Moderate	1. Single Family	2. 4 Units	3. 2 Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
	3					3	3
No. of Units Permitted for Above Moderate	2					2	2

* Note: This field is voluntary

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Housing Element Implementation

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2009	2010	2011	2012	2014							Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9				
Very Low	Deed Restricted	5	2	21	0							28	73	
	Non-deed restricted	0	0	0	0									
Low	Deed Restricted	8	1	21	0							30	50	
	Non-deed restricted	0	0	0	0									
Moderate	Deed Restricted	0	0	0	0								44	
	Non-deed restricted	15	12	3	3							33		
Above Moderate		122	15	3	3							36	86	
Total RHNA by COG. Enter allocation number.													380	
Total Units ► ► ► ►		43	30	48	6							127	253	
Remaining Need for RHNA Period ► ► ► ► ► ► ► ►														

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

(CCR Title 25 §6202)

City of Farmersville

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Table C

Housing Programs Progress Report - Government Code Section 65583.



ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction

City of Farmersville

Reporting Period

1/1/12 - 12/31/12

General Comments:

Consistent with statewide and national economic conditions, housing activities were extremely slow during 2012. However the City utilized HOME funds to package first time home loans for 10 lower income households, and utilized CDBG funds for housing rehabilitations for 7 lower income households. The elimination of Redevelopment however continues to put a serious dent in the City's ability to address housing needs and meet goals of the Housing Element.

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City of Farmersville Housing Element Progress Report
1/1/2012 – 12/31/2012 • Table "C"

Program Description (By Housing Element Program Names)	Housing Programs Progress Report – Government Code Section 65583 Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
A. Provisions for Extremely Low-, Very Low-, Low- and Moderate Income Housing	1. Redevelopment assistance for lower income households.	Ongoing	Due to the ending of redevelopment, no projects were funded during 2012.
	2. HOME funding for affordable housing projects.	Ongoing	Ten lower income households were assisted with HOME funds for first time homebuyer purchases in 2012. These included
	3. In-fill development	Ongoing	No projects occurred during 2012
	4. Planned Development Zone	Ongoing	No Planned Development projects occurred during 2012 however Farmersville had approved four Planned Development residential projects in the preceding years.
	5. Density bonus	Third quarter of 2012	No projects requested a density bonus during 2012.
	6. Housing Authority Section 8 program	Ongoing	No additional units have been identified for Section 8 potential status during 2012.
	7. Farmworker Housing	Ongoing	The City has not yet been able to identify a partner for the construction of farmworker housing, however the recently completed Gateway Village apartments are available to farmworkers.
B. Mitigation of Governmental Constraints	1. Reasonable Accommodations ordinance	First Quarter, 2009	The City is currently preparing a Reasonable Accommodations

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1/1/2012 – 12/31/2012 • Table "C"

			ordinance. Adoption has been delayed due to major funding reductions. Adoption is expected by summer of 2013.
	2. Special Housing Types – zoning ordinance amendments.	First Quarter, 2010	The City adopted amendments to the Zoning Ordinance in 2011 and therefore has completed this action plan.
	3. Infill Projects	Ongoing	The City continues to promote infill development, though very little development occurred during 2012. The City still needs to complete a brochure to market this program
	4. Increased density in RM-2.5 zone.	Third quarter, 2009	The City adopted amendments to the Zoning Ordinance in 2011 to increase permitted density in the RM-2.5 zone to one dwelling per 1,700 square feet, and therefore has completed this action plan.
	5. Employee housing zoning amendment.	Second quarter, 2010	The City adopted amendments to the Zoning Ordinance in 2011 to allow employee housing by right, and therefore has completed this action plan.
	6. Emergency shelters and related housing types – zoning amendments	Second quarter, 2010	The City adopted amendments to the Zoning Ordinance in 2011 to allow emergency shelters and related housing types by right, and therefore has completed this action plan.
	7. Single room occupancy unit zoning amendment	Second quarter, 2010	The City adopted amendments to the Zoning Ordinance in 2011 to allow single room occupancy units by right, and therefore has

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				completed this action plan.
	8. Density bonus for large families – zoning amendment	Third quarter, 2012		City is currently researching this issue but has not completed a zoning ordinance amendment due to budget cuts. Amendments are expected to be completed by the summer of 2013.
	9. Parking standards for disabled housing projects – zoning amendment	Third quarter, 2012		The City adopted amendments to the Zoning Ordinance in 2011 reducing parking requirements for disabled housing projects, and therefore has completed this action plan.
	10. Multi-family residential zoning classification	First quarter, 2010		The City adopted amendments to the Zoning Ordinance in 2011 to make reclassify multi family residential development from "permitted by Conditional Use Permit" to a "permitted use", and therefore has completed this action plan.
	11. Residential care homes zoning amendment	First quarter, 2010		The City adopted amendments to the Zoning Ordinance in 2011 to add residential care homes as a permitted use in the R-1 and RM zones, and therefore has completed this action plan.
C. Moderate Income Housing Opportunities	1. Planned Development zone	Ongoing		No projects were processed using the PD zone in 2012, however this zone has been used extensively by developers in prior years when development was more active in Farmersville.
	2. HOME program funding	Ongoing		No moderate income units were funded using HOME funds during

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	2. HOME program funding	Ongoing	No moderate income units were funded using HOME funds during 2012.
	3. 2002 General Plan implementation – to diversify Farmersville’s economy	Ongoing	The City continues to implement a number of action plans in the General Plan, including pursuit of several grants to fund economic development activities. In particular the City completed a Comprehensive Infrastructure Master Plan using Proposition 84 funds. This document will help plan for future infrastructure improvements to support growth and development.
D. Conserve and Improve Existing Affordable Housing Stock	1. Project review	Ongoing	This action plan is implemented with each development project that is submitted to the City, however no new residential projects were submitted in 2012 due to the economic slowdown.
	2. CDBG funding	Ongoing	Seven (7) low income units were rehabilitated using CDBG funds during 2012.
	3. Redevelopment Assistance	Ongoing, annually	No projects were funded with Redevelopment proceeds due to the termination of the redevelopment program.
	4. Removal of substandard units	Ongoing, annually	No substandard dwelling units were removed during 2012. This reflects a significant number of dilapidated dwellings that were removed in previous years.
E. Provision of Adequate Sites and Infrastructure for Housing	1. Monitor land supply	Ongoing, annually	The City Planner regularly tallies the amount of undeveloped,

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	2. Zoning for multi-family	Third quarter, 2010	The City has been unable to get any property owners to agree to zone their land for multi-family residential. The City will continue to work to pursue this program.
	3. Lot consolidation program	Second quarter, 2010	The City is researching this issue and plans to have a program completed by Summer of 2013, however severe budget constraints may make this action plan infeasible.
	4. Utility master plans	Third quarter, 2012	The City completed a Comprehensive Infrastructure Master Plan in 2012, therefore this action plan was completed.
	5. Utility Priority	Second quarter, 2010	Not completed. This program has been delayed due to other more pressing activities and severe funding constraints. Completion of a policy should occur by the end of summer of 2013, however there are currently no utility constraints that would jeopardize any development projects.
F. Energy Conservation Opportunities	1. 2002 General Plan Implementation	Third quarter, 2010	Completed. The City has amended its street design standards to require street trees and pavement shading.
	2. Weatherization program	Ongoing	Several low income rehabilitation projects included weatherization elements in 2012.
	3. Fees for solar systems	Fourth quarter, 2009	Not completed. Severe budget constraints have caused this action plan to be delayed.
	4. Overall rehabilitations	Fourth quarter, 2009	Several rehabilitated low income

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				units included energy efficient components during 2012.
G. Equal Housing Opportunities and Public Participation		1. Rental Assistance – Housing Authority	Ongoing	The City continues to work with the Housing Authority to assist with their rental programs.
		2. Housing information efforts	First Quarter, 2010	Completed. The City continues to offer several housing information brochures as well as brochures on zoning and development information. This information is also being placed on the City's website.
		3. Accessibility	Ongoing	Completed. The recently-completed Farmersville Senior Apartments (40 affordable units) and the Gateway Village Apartments (64 affordable units) projects features handicap-accessible units. The Senior Housing apartments also includes elevators. No such projects were developed in 2012.
		4. Reasonable Accommodations ordinance	Fourth quarter, 2009	Not completed due to several funding constraints. Completion of an ordinance should occur by August of 2013.
		5. Public participation	Third quarter, 2010	Partially completed. The City has brochures available that explain housing programs. The City has recently re-established its municipal website, and the Housing Element will be posted there.
H. Preserve At-Risk Assisted Projects		1. Redevelopment assistance for Housing Authority Section 8	Ongoing	No redevelopment funding is available due to the State's

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H. Preserve At-Risk Assisted Projects	1. Redevelopment assistance for Housing Authority Section 8 program	Ongoing	No redevelopment funding is available due to the State's termination of redevelopment.
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